



Order Filed on March 8, 2017  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

UNITED STATES BANKRUPTCY COURT

DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)

Denise Carlon, Esquire

KML Law Group, P.C.

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Westmont, NJ 08108

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dcarlon@kmllawgroup.com

Attorneys for Secured Creditor

U.S. Bank National Association, as trustee, on behalf of  
the holders of the CSMC Mortgage-Backed Pass-  
Through Certificates, Series 2007-3

In Re:

Maria Vilmar Batista, f/k/a Maria Darrigo,

Debtor.

Case No.: 16-12529-RG

Adv. No.:

Hearing Date: 1/4/2017 @ 10:30 a.m.

Judge: Rosemary Gambardella

**ORDER CURING POST-PETITIION ARREARS & RESOLVING MOTION FOR  
RELIEF FROM STAY**

The relief set forth on the following pages, numbered two (2) through three (3) is hereby  
**ORDERED.**

**DATED: March 8, 2017**

\_\_\_\_\_  
Honorable Rosemary Gambardella  
United States Bankruptcy Judge

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Debtor: Maria Vilmar Batista

Case No: 16-12529-RG

Caption of Order: ORDER CURING POST-PETITION ARREARS & RESOLVING MOTION FOR RELIEF FROM STAY

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This matter having been brought before the Court by KML Law Group, P.C., attorneys for Secured Creditor, U.S. Bank National Association, as trustee, on behalf of the holders of the CSMC Mortgage-Backed Pass-Through Certificates, Series 2007-3, Denise Carlon, Esq. appearing, upon a motion to vacate the automatic stay as to real property located at 222 Lafayette Avenue, Unit B, Cliffside Park, NJ 07010, and it appearing that notice of said motion was properly served upon all parties concerned, and this Court having considered the representations of attorneys for Secured Creditor and Michael Boyd, Esq., attorney for Debtor, and for good cause having been shown

It is **ORDERED, ADJUDGED and DECREED** that as of December 15, 2016 Debtor is in arrears outside of the Chapter 13 Plan to Secured Creditor for payments due August 2016 through December 2016 for a total post-petition default of \$12,482.00 (5 @ \$2,496.40); and

It is further **ORDERED, ADJUDGED and DECREED** that the balance of the arrears in the amount of \$12,482.00 will be paid by Debtor remitting \$2,080.34 per month in addition to the regular monthly mortgage payment, which additional payments shall begin on January 1, 2017 and continue for a period of six months until the post-petition arrears are cured; and

It is further **ORDERED, ADJUDGED and DECREED** that regular mortgage payments are to resume January 1, 2017, directly to Secured Creditor's servicer, Select Portfolio Servicing, Inc., P.O. Box 65450, Salt Lake City, UT 84165 (Note: the amount of the monthly mortgage payment is subject to change according to the terms of the note and mortgage); and

It is further **ORDERED, ADJUDGED and DECREED** that for the Duration of Debtor's Chapter 13 bankruptcy proceeding, if the lump sum payment or any regular monthly mortgage payments are not made within thirty (30) days of the date said payment is due, Secured Creditor may obtain an Order Vacating Automatic Stay as to Real Property by submitting a Certification of Default to the Court indicating such payment is more than thirty days late, and Debtor shall have fourteen days to respond; and

It is further **ORDERED, ADJUDGED and DECREED** that a copy of any such application, supporting certification, and proposed Order must be served on the Trustee, Debtor, and Debtor's counsel at the time of submission to the Court; and

It is further **ORDERED, ADJUDGED and DECREED** that Secured Creditor is hereby awarded reimbursement of fees and costs in the sum of \$350.00 for attorneys' fees and \$181.00 for filing fees, totaling \$531.00, which is to be paid through Debtors' Chapter 13 plan; and

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Debtor: Maria Vilmar Batista

Case No: 16-12529-RG

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It is further **ORDERED, ADJUDGED and DECREED** that Secured Creditor's Motion for Relief is hereby resolved.

Maria Vilmar Batista  
222 Lafayette Avenue  
Unit B  
Cliffside Park, NJ 07010

Michael Boyd, Esq.  
Chestnut Hill Professional Center  
157 Engle Street  
Englewood, NJ 07631

Marie-Ann Greenberg, Chapter 13 Trustee  
30 Two Bridges Road  
Suite 330  
Fairfield, NJ 07004

In re:  
Maria Vilmar Batista  
Debtor

Case No. 16-12529-RG  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0312-2

User: admin  
Form ID: pdf903

Page 1 of 1  
Total Noticed: 1

Date Rcvd: Mar 08, 2017

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 10, 2017.

db +Maria Vilmar Batista, 222 Lafayette Avenue, Unit B, Cliffside Park, NJ 07010-2506

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE.

TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Mar 10, 2017

Signature: /s/Joseph Speetjens

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## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 8, 2017 at the address(es) listed below:

Denise E. Carlon on behalf of Creditor U.S. Bank National Association et al...  
dcarlon@kmllawgroup.com, bkgroup@kmllawgroup.com

Jill Manzo on behalf of Creditor SELECT PORTFOLIO SERVICING, INC., as servicer for U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION AS TRUSTEE SUCCESSOR BY MERGER TO LASALLE B bankruptcy@feinsuch.com

Marie-Ann Greenberg magecf@magnettrustee.com  
Michael G. Boyd on behalf of Debtor Maria Vilmar Batista michaelboydlaw@gmail.com  
TOTAL: 4